

STAFF REPORT 8/14/2019  
APPLICATION NUMBER 19-6389  
ADDRESS: 19555 SRATRFORD  
HISTORIC DISTRICT: SHERWOOD FOREST  
APPLICANT: RACHEL PONDER

PREPARED BY: J. ROSS

## PROPOSAL

The building located at 19555 Stratford is a two-story, Tudor-Revival style dwelling that was erected ca. 1929. The home features brick exterior walls with buff stone detailing and steel casement windows. The roof is side gabled with front-gabled, projecting wings. A stucco-clad, one-car garage is located to the rear of the back yard. A 6'-0"-tall, wood fence encloses the rear yard. Note that the fence is in poor condition.

With the current proposal, the applicant is seeking to replace the existing wood rear yard fencing with new masonry walls. Specifically, please see the attached site plan, which indicates that there are currently three sections of fencing at the rear yard. Each section of fencing will be removed and replaced with a masonry wall which will measure 6'-0" in height and 8" in width. The wall's exterior surface will be finished with concrete, which will be "stamped" with a "Fieldstone" pattern on both sides. The submitted documentation indicates that the wall will be finished with a tannish-brown color, although a true representation/swatch of the finish color has not been provided. Metal solar light fixtures will top the wall as per the rendering.



As per the attached, the existing fencing which is proposed for replacement is in poor condition and is not historic-age. Also, the proposed new walls are located well to the rear of the home and will be minimally visible from the right-of-way. Finally, the Guidelines for Fences and Hedges do allow for the erection of masonry walls. Specifically, under the heading "Brick and stone," the guidelines recommend that "...the material of any masonry wall should be compatible with that of the building it abuts. However, it is staff's opinion that the wall's "Fieldstone" finish, as depicted in the submitted brochure, is not compatible with the masonry cladding at 19555 Stratford or the two homes which

about it. Please note that the Commission's Guidelines for Fences and Hedges is a set of general recommendations which outline the conditions under which staff can approve fence proposals. Staff forwarded this proposal to the Commission for review it because it did not conform to the guidelines.

#### APPLICABLE ELEMENTS OF DESIGN

- (1) *Height.* The height of the majority of the residential structures full stories to two and one half (2½) stories tall, and have at least eighteen (18) feet of studding. These standards shall be met by new single-family residences and by two-family residences which are permitted only on Seven Mile Road. A few houses of one (1) and one and one-half (1½) stories exist. Additions to existing buildings shall be related to the existing structure. Garages range from one (1) to two (2) stories.
- (2) *Proportion of buildings front facades.* The typical front facades of residential buildings in the Sherwood Forest Historic District are predominantly wider than tall to their eaves.
- (3) *Proportion of openings within the facades.* Proportion of openings varies greatly according to the style of the building. Typical openings are taller than wide, but individual windows are often grouped together to fill a single opening which is wider than tall. Windows are usually subdivided; buildings designed in English Revival styles frequently display leaded glass in casement windows and transoms. In buildings derived from classical precedents, double-hung sash windows are further subdivided by muntins. A variety of arched openings and bay windows exist throughout the district. Modernistic style residential buildings have openings with a variety of proportional relationships, sometimes extending around the corners. In general, openings amount to between twenty percent (20%) and thirty-five percent (35%) of the front facades.
- (4) *Rhythm of solids to voids in front facades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English Revival sub-styles, voids are arranged with more freedom, but usually result in balanced compositions. Windows are arranged by floor in asymmetrical arrangements in modernistic style houses.
- (5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the lot sizes and setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another, with the exception of those in the Sherwood Forest manor subdivision where some lot sizes are larger and single houses sometimes occupy more than one lot. Generally, all residences or part thereof, including cornices, balconies, pergolas or porches, are not permitted nearer than five (5) feet to the side lot line.
- (6) *Rhythm of entrance and/or porch projections.* Entrance and porch types relate to the style of the building. Entrances and porches on the English revival buildings exhibit freedom of placement and orientation, while on buildings of classical inspiration they are centered on the front facade. Some houses have entrances that recede while others have porches, steps and/or entrances that project. A common entry arrangement on vernacular English Revival houses is that of a slightly projecting, steeply gabled vestibule or gabled wall punctured with an arched opening. Side and rear secondary entrances and porches and enclosed sunrooms are common. A rhythm of entrances and porches is not discerned due to the variety of house designs and the winding street plan.
- (7) *Relationship of materials.* The majority of houses are faced with pressed, wire cut or glazed brick, often combined with wood, stone and/or stucco. Stone trim is common, and wood is almost universally used for window frames, half-timbering and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Glass block exists as an original material in some window openings of modern buildings. Original metal balconets, balustrades and light fixtures exist on some properties. Roofs on the majority of the buildings in the Sherwood Forest historic district are either slate or slate-like asphalt

shingles.

- (8) *Relationship of textures.* The major textural relationship is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stucco and/or stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood shingled or horizontal sided elements. Slate roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate natural materials. Garages correspond in materials to the main residential dwelling.
- (9) *Relationship of colors.* Natural brick colors -- such as red, yellow, brown, or buff -- predominate in wall surfaces. When brick is painted, it is in white or shades of cream. Natural stone colors also predominate; where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors, and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from classical precedents, particularly those of classical styles, generally have woodwork painted the white or cream range. English Revival style buildings generally have painted wood trim and window frames of dark brown, gray, buff or shades of cream, depending on the main body color. Half timbering is most frequently stained or painted dark brown. Stained glass, where it exists as decoration visible on the front facade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses. Colors used on garages should relate to the colors of the main dwelling.
- (10) *Relationship of architectural details.* The architectural elements and details of each structure generally relate to its style. Residential buildings derived from characteristic elements and details displayed on vernacular English revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Tall, clustered chimney stacks and decorative chimney pots are features of the district. Classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Modern style buildings are generally characterized by smooth, unadorned wall surfaces, horizontal bands of windows, and curved corners. A few cape cod style buildings and ranches are located in the northeastern section of the Sherwood Forest Manor subdivision. In general, the district is rich in early to mid-twentieth century architectural styles. Garages correspond in architecture to the main residential dwelling.
- (11) *Relationship of roof shapes.* A variety of roof shapes exist, relating to the style of the buildings. Common on English Revival buildings are steeply sloped pitched or hipped roofs with complex arrangements of secondary roof shapes, including steeply sloped gables, clipped gables, and shed roofs. These roofs are commonly interrupted by gabled, shed and multi-sided dormers and substantial chimneys which are sometimes clustered. Classically inspired buildings display pitched or hipped roofs with less slope, with or without dormers. Roofs of houses built later in the period of development of the district, such as those of modern inspiration, tend to have significantly lower slopes, with the exception of cape cod style houses in the northeastern section of the district which display steeply pitched roofs with dormers. Flat roofs are not typical except on porches, sunrooms, and other small extensions of a primary building with a pitched roof; flat roofs as the main roof of a primary building shall not be permitted.
- (12) *Walls of continuity.* Where common setbacks of houses on relatively straight stretches of residential streets exist, strong walls of continuity are created. This is augmented by tall, fluted light standards and mature trees on the tree lawns. Where streets curve and the procession of houses is less visible, landscape features in the public right-of-way create a sense of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment

of individual properties is that of a dwelling erected on a grade of approximately fifteen (15) to twenty (20) inches above the inner grade line of the public sidewalk. The front lawn area is generally covered with grass turf, subdivided by a straight or curving concrete, stone or brick walk leading to the front entrance and a single width side driveway leading to a garage, which is most often located at the rear of the lot but sometimes attached to the rear, side or, less frequently, the front of the main dwelling. On corner lots, garages are located on the side streets and the width of the driveway corresponds to the width of the garage. A single storage building, including garden and tool sheds, shall be permitted provided that it is placed at the rear of the property, is harmonious in color and design to the contiguous property, does not exceed six (6) feet by ten (10) feet in length and width, and six (6) feet in height. Foundation plantings, often of a deciduous nature and characteristic of the period between 1920 and 1960, are present virtually without exception. Large trees of many varieties shield some houses from view. There is variety in the landscape treatment of individual properties. Generally, boundary lines between lots forward of the building line are not marked with fences of any kind, but may have hedges no greater than two (2) feet in height. Hedges and fences of up to four (4) feet in height generally extend along boundary lines beyond the building line. On lots abutting the alley behind Warrington Drive and Livernois Avenue, a tight board fence or masonry wall of a uniform height of five (5) feet must be constructed on rear lot lines. The placement of trees on the tree lawn between the concrete public sidewalk and masonry curb varies from block to block or street to street. Replacement trees should be characteristic of the area and period. If American elm is planted, it should be disease resistant. Original street lighting throughout the district is of the tall fluted standard with crane neck pendant variety.

- (14) *Relationship of open space to structures.* The Sherwood Forest historic district has, as its main open space, the triangularly shaped Sherwood Forest Park, bounded by Warrington Drive, Saint Martins Road and Canterbury Road. That park, as well as other triangular lots created between the intersection of winding streets, are planted with grass and trees. All houses have ample rear yards as well as front yards. Where vacant lots exist between residences, their landscaping tends to be continuous with the adjacent lots or forested with mature trees.
- (15) *Scale of facades and facade elements.* The Sherwood Forest Historic District comprises a residential neighborhood of moderate to large scaled dwellings. Elements and details within are appropriately scaled, having been determined by the style, size and complexity of the individual buildings. Window sash are usually subdivided by muntins and casement windows are leaded, affecting the apparent scale of the windows within the facades.
- (16) *Directional expression of front elevations.* The houses in the Sherwood Forest Historic District are horizontal in directional expression. Large architectural elements within facades are frequently vertical in directional Expression, such as multi-storied projecting gabled sections.
- (17) *Rhythm of building setbacks.* Front yard setbacks are generally consistent on each residential street in the Sherwood Forest Historic District, although porch, entrance and window projections and irregular massing result in the appearance of variety. Where lots are combined or irregularly shaped at corners, the rhythm is sometimes irregular.
- (18) *Relationship of lot coverages.* The lot coverage for the single- and two-family residences ranges generally from twenty-five percent (25%) to thirty-five percent (35%), including the either the freestanding or attached garage. Where lots are combined, the percentage of lot coverage may be less.
- (19) *Degree of complexity within the facades.* The degree of complexity has been determined by what is typical and appropriate for a given style. Overall, there is a higher degree of complexity in the English Revival style buildings, where their facades are frequently



complicated by gables, bays, irregularly placed openings and entrances, and irregular massing, than those of other styles. The facades of classically inspired buildings and modernistic buildings are straightforward in their arrangement of elements and details.

- (20) *Orientation, vistas, overviews.* The orientation of buildings is largely determined by the winding streets created by the subdivision plans. All but a few buildings in the district are oriented towards the street; buildings situated on corner lots sometimes face the side street or, when the corner lot is curved, the intersection of the streets. The primary vistas are created by the winding streets. Sherwood Forest Manor subdivision has a different character because of its later development and the elliptical shape of its plan. While the streets through Sherwood Forest extend into the green acres subdivision on the north, they do not extend into the palmer woods subdivision on the east.
- (21) *Symmetric or asymmetric appearance.* Front facades of buildings range from completely symmetrical to asymmetrical but balanced compositions. English revival style buildings are irregular in layout and asymmetrical in appearance. The classically inspired buildings are generally symmetrical; the modernistic buildings are not symmetrical but result in highly ordered compositions.
- (22) *General environmental character.* The Sherwood Forest historic district is a fully-developed residential area of well-maintained, substantial single-family residences of the second quarter of the twentieth century complemented with fine examples of compatible houses from the 1950s and 1960s. On seven mile road, its southern boundary, are several duplexes; the east side of Livernois Avenue, outside the district's boundaries to the west, is an intact commercial thoroughfare of 1940's vintage. With the residential subdivisions of palmer woods to the east and green acres to north, Sherwood Forest is a part of a solid, well-maintained and handsome urban residential community.

## RECOMMENDATION

It is staff's opinion that the erection of new, 6'-0"-high, 8"-wide masonry walls at the property's rear yard/as per the locations outlined in the submitted site plan will not destroy historic materials, features and spatial relationships that characterize the property. However, the proposed "Fieldstone" finish is not compatible with the home's and/or district's "...historic materials and features," in staff's opinion. Staff recommends that the Commission issue a Certificate of Appropriateness for the erection of new, 6'-0"-high, 8"-wide masonry walls at the property's rear yard/as per the locations outlined in the submitted site because the work meets the Secretary of the Interior Standards, standard # 9). *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.* However, staff recommends that the Commission issue this approval **with the following conditions:**

- The masonry wall shall be constructed of finished brick or finished with a material that is compatible in appearance with the home's exterior materials (buff cast stone or a stucco finish). HDC staff shall be afforded the opportunity to review and approve the final proposal prior to the issuance of the COA. Should staff find that the work does not meet the Standards, staff shall forward proposal to the Commission for review at a regular meeting.

3feet

67.7ft

3ft









North side of Current Fence









West Side of Fence





South Side of fence; connects to neighbor brick garage (would want to unify and match materials)



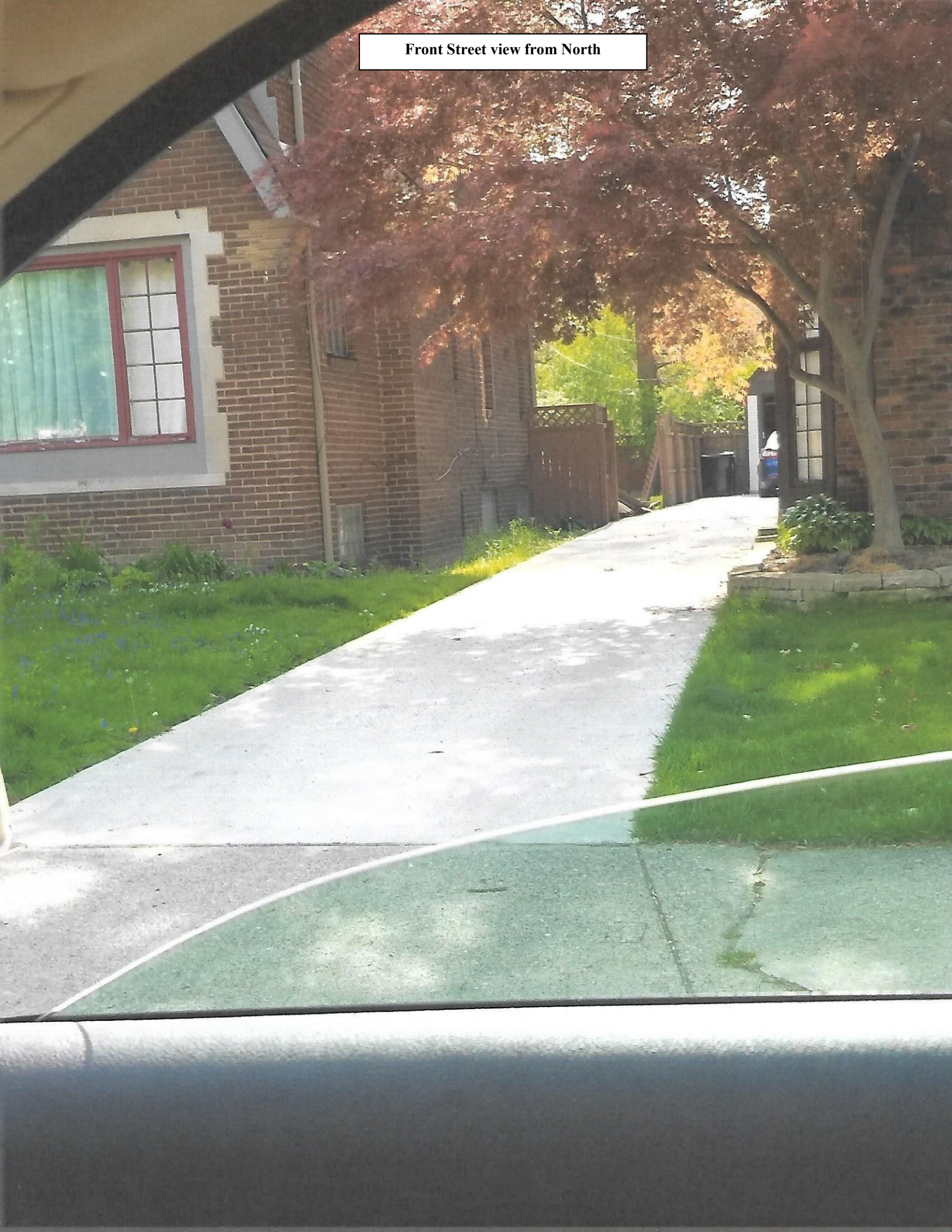


Front Street view from South





Front Street view from North





# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: June 7, 2019

## PROPERTY INFORMATION

ADDRESS: 19555 Stratford AKA: \_\_\_\_\_  
HISTORIC DISTRICT: Sherwood Forest

## APPLICANT IDENTIFICATION

☒ Property Owner/Homeowner ☐ Contractor ☐ Tenant or Business Occupant ☐ Architect/Engineer/Consultant

NAME: Rochelle Ponder COMPANY NAME: \_\_\_\_\_

ADDRESS: 19555 Stratford Rd. CITY: Detroit STATE: MI ZIP: 48221

PHONE: (313) 433-7980 MOBILE: same EMAIL: Rponder@modeendayconductors.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- ☒ **Photographs** of ALL sides of existing building or site
- ☒ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☒ **Description of existing conditions** (including materials and design)
- ☒ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☒ **Detailed scope of work** (formatted as bulleted list)
- ☐ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**



June 7, 2019

Historic District Commission  
RE: Fencing Replacement

To Whom it May Concern,

My home located at 19555 Stratford is in need of external structural renovations in the rear of the property. Currently, the tight board wooden privacy fence has rotted and needs replacing. In the early fall of 2018, there was a section that broke and needed repairing; the Contractor noted at the time I would probably need to replace it in the future due to the weatherization and age of the wood being worn. About a month ago when strong winds and rain poured down, the middle support section of the fence gave way, upon the Contractor inspecting the beams and fences' integrity, I was advised that it was beyond repair and I needed to replace it.

After meeting with various Fencing Companies and getting 4-5 quotes, I've learned that replacing the current 6 foot wooden fence with stamped concrete would be the most cost effective, durable and advantageous for the current needs of my home. The stamped concrete allows for both neighbors on the north side of fence to select pattern and color that resembles each house to preserve the historic look of Sherwood Forest. The south side of the fence already has 50% white brick and I've spoken to my neighbor to gain his permission to unify that side to update the color to match a more historic look. As a single woman, the upkeep of a wooden fence, plans for a swimming pool, privacy and security were all considered before changing the material became the viable option.

Lastly, as a lifelong Detroitter who loves and honors the beautiful historic areas of our city; the rear view of my home is not visible from the north, south, east or west front street view of the property which will not diminish our historic beauty but the upgrade will raise the property value and allow for an extended living area in the warm months. Thank you in advance for your time and consideration, the following items will accompany the application:

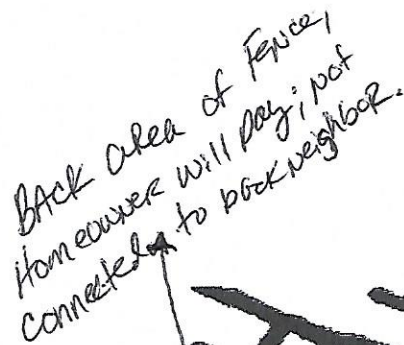
- ❖ **Contractor's information.**
- ❖ **Contractor's estimate.**
- ❖ **Contractor's package: pictures of current fence measurements with replacement drawing.**
- ❖ **Stamping patterns and color options.**
- ❖ **Owner's pictures of current fence from all directions.**

Sincerely,



Rochelle Ponder

Gallego  
white brick



2 Neighbor Garage  
Not connected  
to fencing

Neighbors share  
Fence line; separate  
Cost for both. Neighbor  
prefers tall trees/shrubs  
and Iron Fencing.  
Home owner  
will cover  
Cost for  
Masonry wall.

Front of  
My House

- (1) Stamped concrete (Fieldstone pattern)
- (2) Tanish / Brown color
- (3) 6 feet high
- (4) 8 inches thick with a Footing to secure the Foundation

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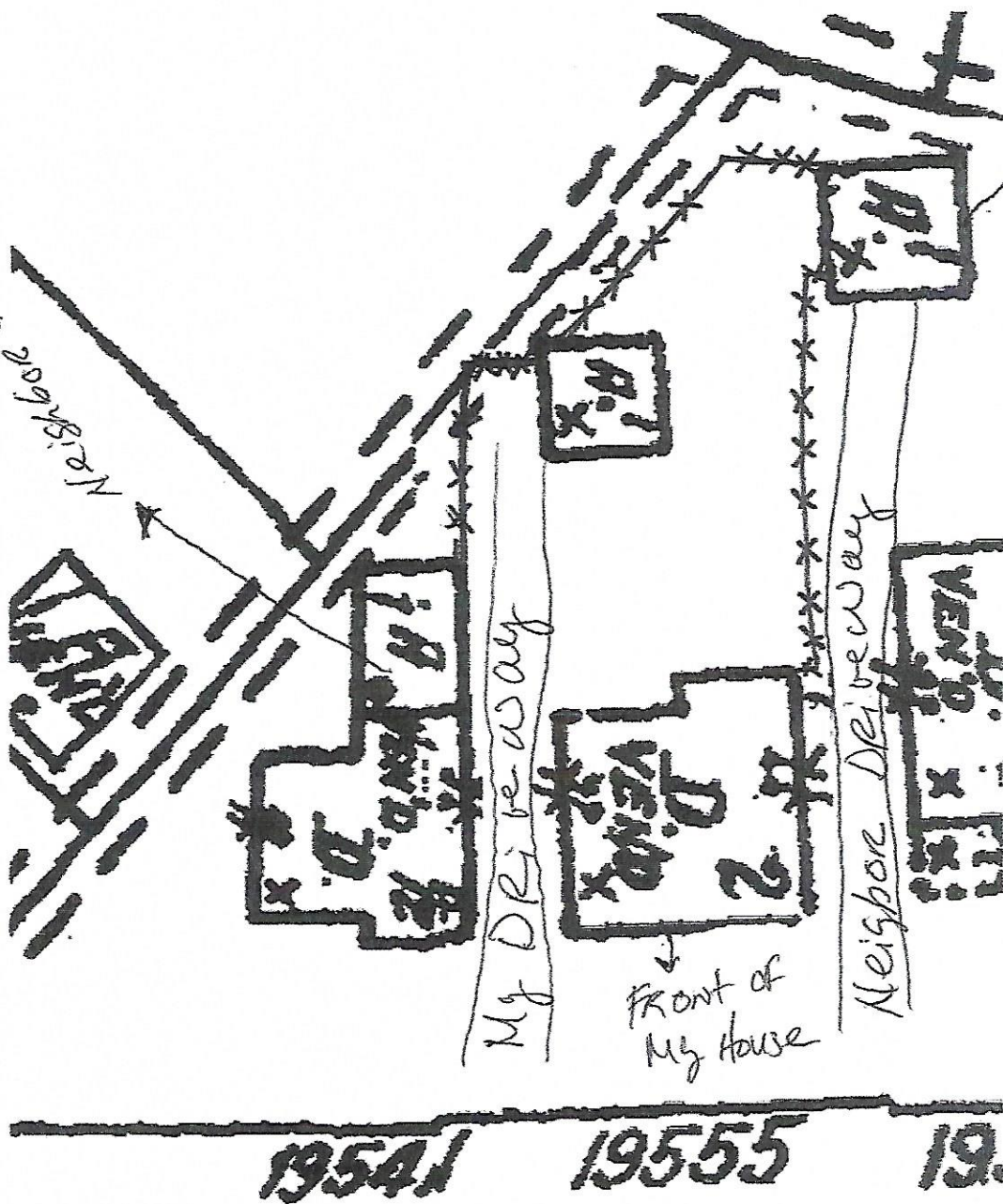


Rochelle Funder (1955 Stratford Rd.) Fencing Project

(white brick)

Gallop

Neighbor





Ashlar Slate



Cottage Slate



24"x24" Bluestone



18"x36" Bluestone



Fieldstone



Baltic Cobblestone



Herringbone Brick



Running Bond Brick



1955  
Stratford





01/02/2007

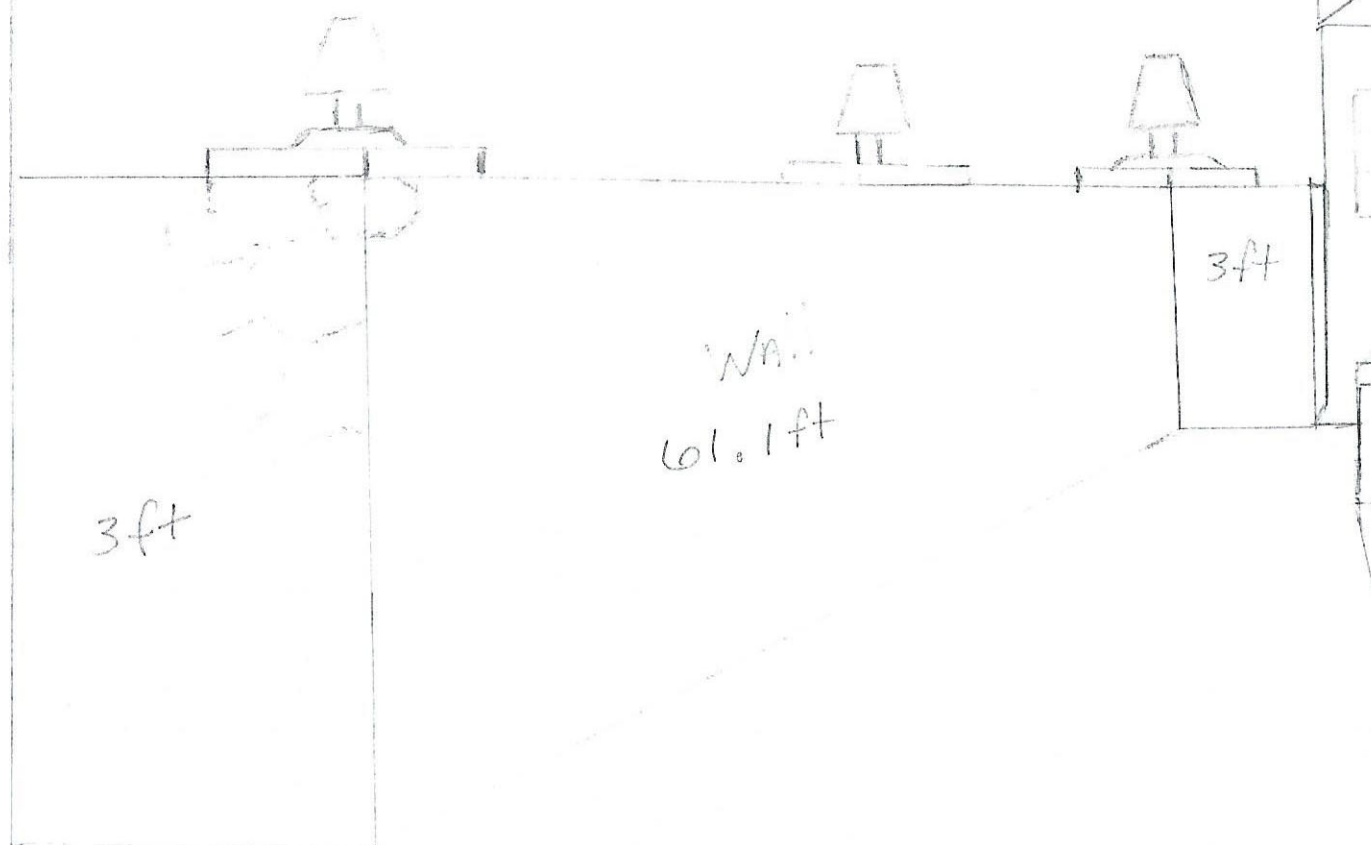




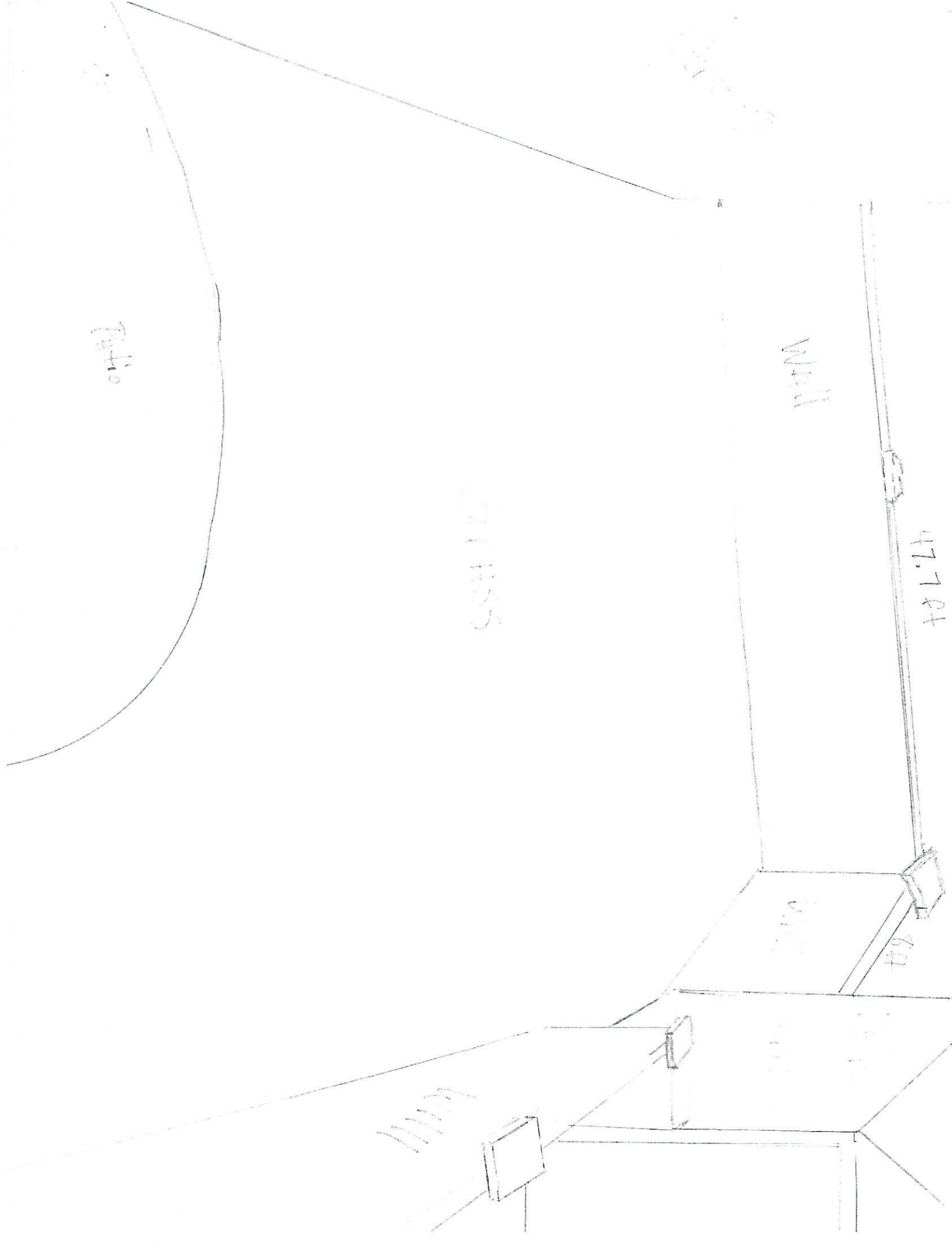
Click or Tap Image to Zoom Out



Highway Grade



Cross



Wall on  
Left side  
27.11 ft

7 1/2 ft

17.6 ft x 10 ft

16.9 ft x 9.10 ft